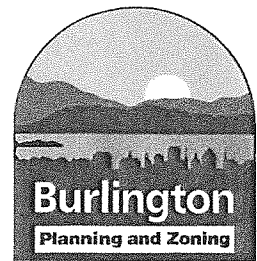
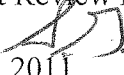


Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Associate Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin 
DATE: September 6, 2011
RE: 10-1005CA/MA & 10-1115CA; 475 Lake Street

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. **THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: DW-PT Ward: 3

Owner/Applicant: City of Burlington

Request: Site amendments to previous approval for the redevelopment of the Moran Plant into public-private uses and associated site works, road work, and car parking.

Applicable Regulations:

Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is requesting approval for site amendments to the previous approval for the redevelopment of the Moran Plant into public-private uses and associated site works, road work, and car parking. The scope and character of the project remain essentially unchanged. The requested amendments pertain largely to parking and landscaping modifications. As two properties are involved, the requested amendment entails two permits. They are addressed together in these findings.

Previous zoning actions for this property are noted below.

- 4/29/11, Approval to relocate boat storage yard fence
- 8/17/10, Approval for comprehensive site redevelopment and installation of sailing center, skate park, and associated recreational facilities
- 8/2/10, Approval of lot line adjustment
- 6/25/09, Approval (non-applicability form) for interior clean-up of Moran building
- 5/1/09, Approval to install a seasonal tent for sailing classes
- 5/24/09, Approval of parallel sign for sailing center
- 5/9/08, Approval to relocate sailing center from Moran to DPW Pumping Station
- 7/29/02, Approval of parallel sign for sailing center
- 4/19/01, Approval to install portable restroom and fencing at skate park
- 5/21/00, Approval to install signage at skate park
- 8/26/99, Approval to install fishing pier
- 4/5/99, Approval of skate park
- 1/23/97, Approval to remove nonstructural ladder from Moran
- 7/14/94, Approval to modify access into the sailing center

- 5/27/93, Approval of sailing center
- 8/9/90, Approval to remove “car shaker” structure and replace with fill and grade
- 6/14/90, Approval for Moran site work
- 6/14/90, Approval of temporary International Sculpture Symposium

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The site contains no significant natural areas as identified in the Open Space Protection Plan. A class 3 wetland onsite will be impacted by the proposed sailing center building; however, impacts are not affected by the proposed site amendments. **(Affirmative finding)**

(b) Topographical alterations

The existing site is generally flat and will remain so. The proposed site amendments entail some changes to stormwater drainage, particularly the constructed gravel wetland in the center island of the Moran parking lot. Rather than being long and linear, the constructed wetland will now be short and rectangular. The change is the result of a shallow water main nearby. In general, grading changes are insignificant. **(Affirmative finding)**

(c) Protection of important public views

There are significant public views from the project site across the lake and towards the Adirondacks. There are also significant public views across the site from Battery Park. The proposed site changes do not impact these important public views. **(Affirmative finding)**

(d) Protection of important cultural resources

The project site is located on fill soils. The site has no archaeological significance. The proposed site changes have no impact on any cultural resources. **(Affirmative finding)**

(e) Supporting the use of alternative energy

No alternative energies were incorporated into the original site design. None are included in the amendments. Potential remains for future implementation. **(Affirmative finding)**

(f) Brownfield sites

The site is included on the Vermont DEC Hazardous Site List; however, the proposed site changes have no bearing on the associated Corrective Action Plans (CAP) for the property. **(Affirmative finding)**

(g) Provide for nature's events

As noted previously, the proposed site changes include modification to the proposed gravel wetland in the center island of the Moran parking lot. The revised design is subject to review and

approval by the Stormwater Administrator per Chapter 26 of the City Code of Ordinances.
(Affirmative finding as conditioned)

(h) Building location and orientation

The proposed site changes do not affect the location or orientation of buildings. **(Affirmative finding)**

(i) Vehicular access

The proposed site changes have virtually no impact on vehicular access. One small change entails the replacement of a gate with removable bollards north of the Water Department/BED parking row. **(Affirmative finding)**

(j) Pedestrian access

As with vehicular access, pedestrian access remains almost entirely unchanged; however, the originally proposed crosswalk across the railroad has been deleted. The sidewalk along Lake Street will continue to lead up to the tracks and will continue towards Moran on the other side; however, the applicants have been unable to obtain permission from the railroad to actually construct a cross walk across the tracks. As with similar crossings, the rubber pad between the tracks will remain and will provide a smooth surface for pedestrians to walk across. **(Affirmative finding)**

(k) Accessibility for the handicapped

Handicap accessibility remains essentially unchanged. **(Affirmative finding)**

(l) Parking and circulation

The proposed site revisions entail a number of changes to parking layout and location. A strip of parking spaces along the eastern side of Lake Street has been deleted. Parking spaces have been re-angled along the western side of Lake Street. Four parking spaces will be added to the Moran parking lot, and four existing parking spaces at the southern end of the fishing pier parking lot will be retained. All of these modifications result in a net loss of just 4 parking spaces. Onsite parking remains acceptable per the standards of Article 8, *Parking*. As the modifications entail the addition of 4 parking spaces to the Moran parking lot, the applicants are requesting the deletion of condition 1 (d) from the original approval that required a limit of just 69 spaces in this parking lot. Given the overall reduction in surface parking associated with this amendment, the increase of 4 spaces in Moran's parking lot is acceptable. **(Affirmative finding)**

(m) Landscaping and fences

Landscaping changes are limited mostly to tree plantings. Along with the reconfiguration of the constructed gravel wetland in the center island of the Moran parking lot, 6 trees will be deleted due to the shallow water main underneath. Two trees will be added near the Coast Guard driveway. The number of new street trees along Lake Street will be reduced. The modified street tree plan for Lake Street is subject to review and approval by the City Arborist. Some fencing changes are proposed and entail the deletion of a fence and gate in the rear Water Department parking lot. **(Affirmative finding as conditioned)**

(n) Public plazas and open space

Public plazas and open space onsite will remain largely unchanged. Note that the skate park area will increase to 19,700 sf. **(Affirmative finding)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

There are no significant changes to mechanical equipment, utilities, dumpsters, or similar features.

(Affirmative finding)

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable.

II. Conditions of Approval

1. Except as specifically modified in this amendment, all conditions of the August 17, 2010 approval for zoning permits 10-005CA/MA and 10-1115CA remain in effect.
2. **Prior to release of the zoning permit:**
 - a. The amended stormwater management system shall be reviewed and approved by the Stormwater Administrator.
 - b. The amended Lake Street tree planting plan shall be reviewed and approved by the City Arborist.
3. Standard permit conditions 1-18.



white + burke

REAL ESTATE INVESTMENT ADVISORS

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20 Years of Strategic Advice

MEMORANDUM

To: Burlington Planning & Zoning
Development Review Board

From: Stephanie Hainley
Kirsten Merriman Shapiro, CEDO

Date: August 10, 2011

Re: Moran Center - 10-1005CA/MA & 10-1115CA Amendment

The enclosed application proposes amendments to the approved plans for the Waterfront North improvements. This area includes the Lake Street extension, the parking lot and circulating road, the fishing pier, and the skate park; the proposed improvements can be seen on the enclosed Sheet 1 "WFN/Moran Revised Zoning Application" site plan.

The changes being proposed are a result of value engineering done over the past year to bring the improvements in line with available funding. Since the DRB approval of this project on August 17, 2010, refined cost estimates came in higher than the original estimates. Some of the changes alter the previously-approved configuration or proposed improvements, while others simply remove some changes that we proposed previously. The amended project plans represent the best project, in the City's view, that can be accomplished within the available budget.

Summary of Changes

Lake Street

- No central median proposed along northern portion of Lake Street
- Eliminate 19 parallel parking spaces along east side of Lake Street

- Convert angled parking to head-in spaces along northern, west portion of Lake Street (this results in an increase of 8 parking spaces in that row)
- Reduce parallel parking along southern portion of Lake Street by 1 space
- Remove two parking pay stations. (Eleven pay stations remain on-site.)
- Reduce street trees along Lake Street
- Remove sidewalk across railroad
- Shift bike path and turnaround at northern end of Lake Street west and remove two bollards from turnaround.

Moran Parking Lot & Circulating Road

- Retain existing curb line, sidewalk, and parking east of Water Department building
- Remove six trees within center parking lot island (This was caused by the discovery of a shallow water main that crosses east to west through the middle of the central lot island. This required the gravel wetland to be re-engineered to fit in the northwestern quadrant of the island, but also creates a tree-lined mini-park within the southern portion of this island.)
- Add two trees near Coast Guard driveway and in parking lot island
- Add 4 parking spaces to Moran parking lot (This is to compensate for the net loss of on-street parking over the whole site resulting from changes. Request change to Condition 1(d) in DRB approval dated 8/17/10 to reflect 73 spaces in lot.)

NOTE: Overall parking provided on this site has been reduced by 4 spaces due to the amended configuration.

Water Department Circulation & Fishing Pier Parking

- No fence and gate in rear Water Department parking lot
- Relocate gate for Water Department/BED staff parking/service area
- Replace gate with removable bollards north of Water Department/BED staff parking row (to prevent public access to parking/service area)
- Increase curbed island area near parking/service area gate

- Retain vehicular circulation between Water Department building and Burlington Electric Department/Pump Station building
- Retain 4 Fishing Pier parking spaces

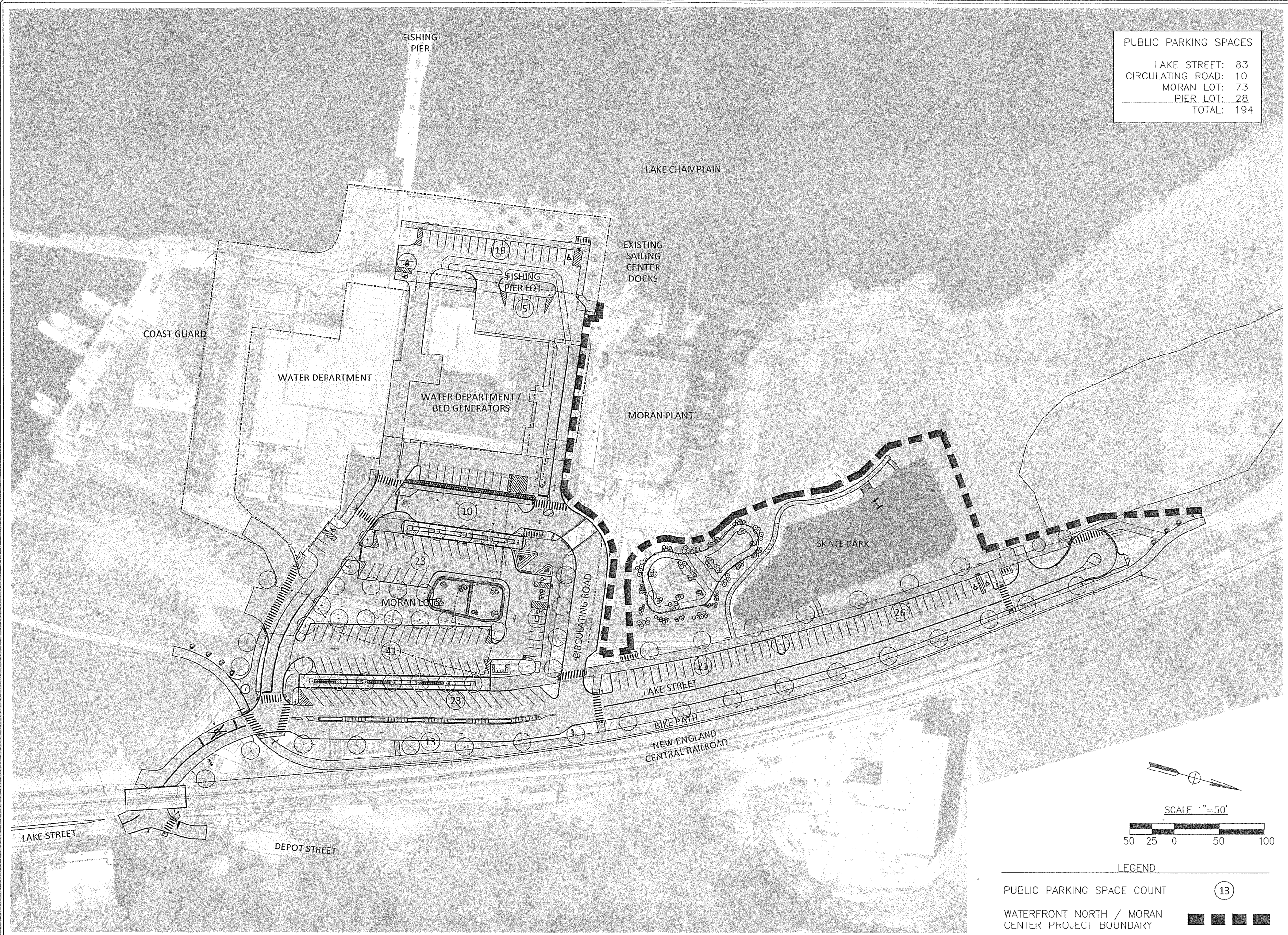
Skate Park

- Increase skate park footprint to 19,700 SF

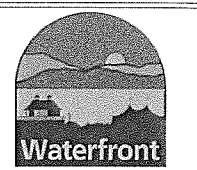
Future Amendments

We will be returning with other amendments to the Moran site itself, including landscaping and architectural changes that have developed as a result of lake level impacts on the Moran building.

We look forward to the meeting with the DRB on September 6!



PUBLIC PARKING SPACES	
LAKE STREET:	83
CIRCULATING ROAD:	10
MORAN LOT:	73
PIER LOT:	28
TOTAL:	194



WATERFRONT ACCESS / LAKE STREET EXTENSION
STP5000 (17) C-5 / EH10 (019)
TDC DTFH61-10-C-00010
BURLINGTON, VERMONT

CITY OF BURLINGTON
Community & Economic Development Office
Burlington City Hall
149 Church Street
Burlington, VT 05401
Ph: (802) 865-7144

Department of Public Works
PO Box 649
Burlington, VT 05402
Ph: (802) 863-9094

VT AGENCY OF TRANSPORTATION
Local Transportation Facilities
National Life Building, Drawer 33
Montpelier, VT 05633

FEDERAL HIGHWAY ADMINISTRATION
P. O. Box 568
Montpelier, VT 05601-0568

DESIGN TEAM

RESOURCE SYSTEMS GROUP - PRIME
55 Railroad Row
White River Junction, VT 05001
Ph: (802) 295-4999

ENGINEERING VENTURES - SITE/CIVIL
208 Flynn Avenue, Suite 2A
Burlington, VT 05401
Ph: (802) 863-6225

SE GROUP - LANDSCAPE ARCHITECT
131 Church Street
Burlington, VT 05401
Ph: (802) 862-0038

LN CONSULTING - MECHANICAL/PLUMBING
69 Union St - Winooski, VT 05404
Ph: (802) 655-1753

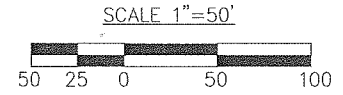
KIRICK ENGINEERING - ELECTRICAL
5399 Williston Rd - Williston, VT 05495
Ph: (802) 655-5731

KNIGHT CONSULTING ENGINEERS - STRUCTURAL
51 Knight Ln - Williston, VT 05495
Ph: (802) 879-6343

REVISIONS

DATE	DESCRIPTION	BY

WFN / MORAN
REVISED ZONING
APPLICATION



LEGEND

PUBLIC PARKING SPACE COUNT

13

WATERFRONT NORTH / MORAN
CENTER PROJECT BOUNDARY



SCALE:	1"=40'	SHEET
DESIGNED BY:	CDM	
DRAWN BY:	CDM	
CHECKED BY:	JDS	
DATE:	08/09/11	
PROJ. NO.:	STP5000 (17) C5	



**WATERFRONT ACCESS /
LAKE STREET EXTENSION**
STP5000 (17) C-5
BURLINGTON, VERMONT

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Montpelier, VT 05601-0668

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208 Flynn Avenue, Suite 2A
Burlington, VT 05401
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BE GROUP - LANDSCAPE ARCHITECT
131 Church Street
Burlington, VT 05401
Ph: (802) 862-0098



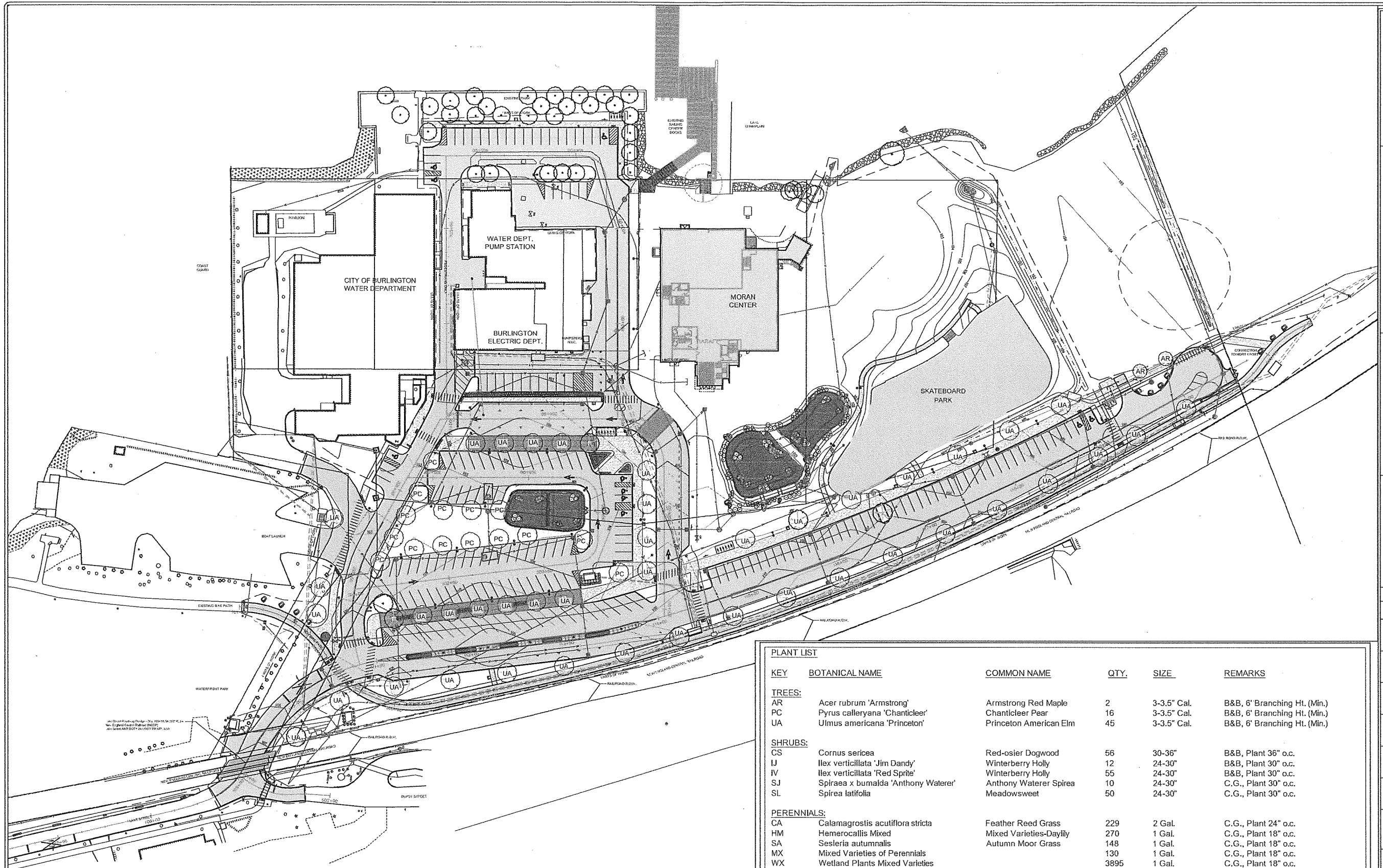
0 25' 50' 100'
Scale: 1"=50'

REVISIONS

DATE	DESCRIPTION	BY

PLANTING PLAN

SCALE: 1"=50' SHEET
DESIGNED BY: mkw
DRAWN BY: mkw/mjl
CHECKED BY: mkw
DATE: 06/06/11
PROJ. NO.: STP5000(17)C5



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES:					
AR	Acer rubrum 'Armstrong'	Armstrong Red Maple	2	3-3.5" Cal.	B&B, 6' Branching Ht. (Min.)
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	16	3-3.5" Cal.	B&B, 6' Branching Ht. (Min.)
UA	Ulmus americana 'Princeton'	Princeton American Elm	45	3-3.5" Cal.	B&B, 6' Branching Ht. (Min.)
SHRUBS:					
CS	Cornus sericea	Red-osier Dogwood	56	30-36"	B&B, Plant 36" o.c.
IJ	Ilex verticillata 'Jim Dandy'	Winterberry Holly	12	24-30"	B&B, Plant 30" o.c.
IV	Ilex verticillata 'Red Sprite'	Winterberry Holly	55	24-30"	B&B, Plant 30" o.c.
SJ	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	10	24-30"	C.G., Plant 30" o.c.
SL	Spiraea latifolia	Meadowsweet	50	24-30"	C.G., Plant 30" o.c.
PERENNIALS:					
CA	Calamagrostis acutiflora stricta	Feather Reed Grass	229	2 Gal.	C.G., Plant 24" o.c.
HM	Hemerocallis Mixed	Mixed Varieties-Daylily	270	1 Gal.	C.G., Plant 18" o.c.
SA	Sesleria autumnalis	Autumn Moor Grass	148	1 Gal.	C.G., Plant 18" o.c.
MX	Mixed Varieties of Perennials		130	1 Gal.	C.G., Plant 18" o.c.
WX	Wetland Plants Mixed Varieties		3895	1 Gal.	C.G., Plant 18" o.c.

LAWN SEED:

MIX A - REFER TO SPECIFICATIONS

NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES FOUND IN THE PLANTING PLANS. IF ANY DISCREPANCIES ARE FOUND, LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY.
2. FINAL LAYOUT AND PLACEMENT OF ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
3. CONTRACTOR IS RESPONSIBLE TO SEED ALL DISTURBED AREAS ACCORDING TO THE SPECIFICATIONS AND LAWN DETAIL E/L24.5
4. REFER TO DRAWING PLANTING DETAILS FOR PLANT MATERIAL INSTALLATION.
5. CONTINUOUS PLANTING PITS FILLED WITH PLANTING MIX IS REQUIRED IN ALL TREE ISLANDS, OR AS NOTED ON THE PLANS.
6. IF THE LANDSCAPE CONTRACTOR PROPOSES A SUBSTITUTE PLANT SPECIES, ALL SUBSTITUTES NEED TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO ORDERING.
7. ALL AREAS NOT IDENTIFIED FOR ROADWAY OR HARDSCAPE IMPROVEMENTS SHALL RECEIVE TOPSOIL AND SEED, DETAIL E/L24.5